

HAMILTON COUNTY BOARD OF AVIATION COMMISSIONERS  
JANUARY 6, 2005

The Hamilton County Board of Aviation Commissioners met on Thursday, January 6, 2005 in the Hamilton County Government and Judicial Center, One Hamilton County Square, Noblesville, Indiana.

**Work Session**

The Commissioners held a work session in Conference Room 1A. President Tim Tolson called the meeting to order at 5:00 p.m. and declared a quorum present of Tim Tolson, Tom Kapostasy, Jon Ogle and Don Silvey.

Discussions of long range planning, the capital improvement plan and possible funding sources was held. Members of the board and Mike Howard will meet in a work session with the Hamilton County Council on January 19, 2005.

The meeting was recessed at 6:25 p.m.

**Public Meeting**

President Tolson called the meeting back to order at 6:30 p.m. in the Commissioners Courtroom.

**Election of Officers**

President

Tim Tolson nominated Tom Kapostasy to serve as President for 2005. Jon Ogle seconded. Motion carried unanimously.

Vice President

Tim Tolson nominated Jon Ogle to serve as Vice President for 2005. Don Silvey seconded. Motion carried unanimously.

**Approval of Minutes**

Ogle motioned to approve the minutes of December 2, December 7 and December 18, 2004. Silvey seconded. Motion carried unanimously.

**Indianapolis Executive Airport Report**

REIL Lights

Dan Montgomery asked if Michiana has been contacted regarding proceeding with the installation of the REIL lights? Larry Creakbaum stated they have been ordered.

Bailey Land Appraisal

Dan stated the appraiser for the Bailey land swap is coming to the airport tomorrow, January 7, 2005.

Old Terminal

Dan stated the old terminal is gone. The fence and grading need to be finished. Dan stated to finish the fence we need an additional 400' of fencing and we can put a chain link fence along SR 32 at an additional cost of \$1,800. Dan requested approval to finish the fence. John Brooks stated he has completed the demolition of the old terminal building. The only thing left to do is the fence and the final grading. When the bid was submitted he had spoken to two fence people and included the lower of those two bids. During the bid opening he heard that one of the bids came in much lower. There is a total of 700' of fence and he bid 350' of fence. He took the number of the other contractor's fence bid and resubmitted the bid to 10 other fence contractors and found a much lower price. By putting an additional \$1,800 with the initial bid amount, he can finish from the edge of the drive to the existing chain link fence. He is not adding anything to the estimate to demolish the other 350' of fence, he will absorb those costs. He started out at \$8,500 for 850' of fence, by re-bidding he found a much better cost. The material is on hand, but the installer is running about 2 weeks behind. He has not removed the old farm fence of security

reasons. Brooks stated the fence will start by the old drive, it will not go past the old runway because that has to be a special non-reflective fence. He will seed in the spring.

Howard stated we have funded these small issues from operating revenues. There is \$50,000 escrowed for environmental clean up and if we don't use it for clean up we will owe it to Mr. VanSickle. We dipped in to the \$50,000 for jobs that we know will be reimbursed by federal grants. Routine type jobs need to be funded out of operating revenue. Under the operating agreement there is \$20,000 operating cash that stays in the Montgomery's account. That number is in the negative right now due to the miscalculation of the fuel reimbursement.

Andie Montgomery stated the operating budget went down to approximately \$15,000 cash, with the January 1<sup>st</sup> payment the balance is back up to \$20,000. In the 2005 budget they created a miscellaneous line item for these unexpected maintenance items that the board has asked the Montgomery's to pay. Montgomery's will pay the \$1,800 from the miscellaneous expense line item from the operating fund. Ogle motioned to approve. Tolson seconded. Motion carried unanimously.

#### Insurance

Andie stated she has given the insurance information to Don Silvey. Hamilton County and the Board of Aviation Commissioners have been named as additional insured.

#### Annual Audit

The preliminary fourth quarter budget has been given to Tom Kapostasy. The audit will take place within the next couple of weeks.

### **Mid-States Engineering Report**

#### Rule 6, Stormwater Phase II

Mike Evans stated a Notice of Intent needs to be submitted for Rule 6, Stormwater Phase II. There is one area of out fall that is of any concern. Evans requested signature on the Notice of Intent. Silvey motioned to authorize Tom K. to sign the necessary forms for Rule 6 submittal. Tolson seconded. Evans stated he will give the publication to Kim for advertising. Mid-States will compile the packet and submit it. Motion carried unanimously.

### **Legal Counsel Report**

#### Storage Building Mortgage

Howard stated they have been working with the counsel for Community Bank for a mortgage on the storage building. The Montgomery's have leased that land from us. They want to place a mortgage on that property but we as the lessor have to approve that. Dan would like to close on that mortgage. We can wait until the next meeting or Dan has asked that if the bank does get their paperwork done in the next couple of weeks, that subject to counsel review, the President and Secretary be authorized to sign off on those documents. Dan will be happy to do the courier work on the consent. We as lessor have to consent to that mortgage. Kapostasy stated he would be happy to do the Board's wishes as needed. Is there any limit, in terms of Council or Commissioners, in doing this kind of document by us? Howard stated no. Silvey motioned to authorize the President and Kim, as Secretary, to execute the necessary documents prior to the next meeting. Ogle seconded. Motion carried unanimously.

### Meeting Schedule

Kapostasy stated at a prior meeting he submitted a draft meeting schedule listing all of the meetings we might potentially have in 2005. We have had the Capital Improvement Plan meeting and met this evening for site development and current issues, which helped us to look at alternative funding plans. The next meetings scheduled were for strategic planning. Kapostasy recommended we defer those meetings to July or August. The Board concurred.

Kapostasy stated the next topic is titled Board Governance. The Board asked Howard to invest some time to help them understand their roles and responsibilities are as well as the County Council, Hamilton County Board of Commissioners, legal side of INDOT and the FAA, etc. Kapostasy asked Howard to come up with a proposal and a time and place for such a meeting. Howard stated he thinks that discussion would take about ½ hour to 45 minutes and could be held before a regularly scheduled board meeting. Howard will come back to the next meeting with a recommendation.

### **Public Comments**

#### Board of Aviation Commissioners History

Brad Beaver presented an oral history of the Hamilton County Board of Aviation Commissioners.

- Early 1990's – Metro Airport in Fishers was ready to construct a second crosswind runway in addition to the one already in operation. Political pressure had the Indianapolis Airport Authority, owners of Metropolitan Airport, cancel the project.
- 1994 – Brad was elected to the Hamilton County Council. He and Counselor Meredith Carter began a discussion about the airport needs of Hamilton County because events at that time showed that the cities and towns do not control the destiny of the airports within their jurisdiction.
- 1995 – Brad Beaver forms a Citizen's Airport Task Force, a 10 member committee of local citizens charged with looking at the county airport needs and bringing recommendations to the county commissioners.
- January 1996 – The citizen's task force unanimously recommended to the county commissioners that they pay for a professional need analysis on aviation in Hamilton County.
- 1996 – Indianapolis Airport Authority provides a taxpayer study for free, which outlined what we needed to do to build a new airport.
- 1996 – The Hamilton County Council appropriated \$30,000 for a study. Approval for the study was tabled several times by the county commissioners.
- June 1996 - the county commissioners approved the contract for the Airport Feasibility Study and Needs Analysis to be done by an engineering firm to look at Hamilton County's present needs and to look at airport needs for the next 20 years.
- 1997 – R.W. Armstong was awarded the contract to do the needs analysis, gather all the available information and then met with the citizens task force and every owner of every private and public airport in Hamilton County and surrounding areas.
- 1998 – R.W. Armstrong completed the analysis. It gave a complete look at what the county had then and would need in the future for aviation needs. One of the many recommendations was to form a Board of Aviation Commissioners.
- February 1999 – Hamilton County Commissioners formed the Hamilton County Board of Aviation Commissioners.
- Late 1999 – The aviation commissioners met with every airport owner in Hamilton County to see what their needs were and what the new aviation board could do to help with their operations.
- 2000 – After the death of Dan Taylor his will made 750 acres, located in northern Hamilton County, available for purchase by Hamilton County for \$5,000 per acre. The stipulation was that the two airstrips located on that 750 acres were to be maintained.
- 2000 – Hamilton County pursued the land purchase. The aviation board lobbied the county commissioners, county council and the Hamilton County Parks Department for control of those two airstrips. R.W. Armstrong also did a feasibility study of using the two grass strips

on the Taylor property. At that time the 5,000' grass runway on the Taylor property was the longest grass airstrip in the State of Indiana.

- 2001- Hamilton County took possession of the Taylor property for \$3.5 million. After many debates between the aviation board, parks board, county commissioners and county council, the park board refused to let the aviation board take control of the airstrips. Ultimately "X's" were placed at the end of the airstrips.
- 2001-2002 – Ray VanSickle proposed the sale of Terry Airport to Hamilton County.
- 2002 – Aviation board does due diligence, investigation and negotiation to buy Terry Airport.
- December 2002 – Hamilton County Council appropriated \$3.7 million to the aviation board for the purchase of Terry Airport.
- June 2003 – The aviation board purchases Terry Airport.

The reasons for and the purpose of the aviation board are in the R.W. Armstrong Needs Analysis Report. This was the document that convinced the Hamilton County Commissioners and County Council to move forward with a Board of Aviation Commissioners. This was also the guideline that all the elected officials used to determine what Hamilton County's future aviation needs would be. It would be a benefit to the board members to read this study to determine how to move forward with the airport.

Ogle motioned to adjourn the meeting. Tolson seconded. Motion carried unanimously.

**Present**

Tom Kapostasy, Commissioner  
Jon Ogle, Commissioner  
Don Silvey, Commissioner  
Tim Tolson, Commissioner  
Michael Howard, Attorney  
Mike Evans, Mid-States Engineering  
Larry Creakbaum, Mid-States Engineering  
Dan Montgomery, Montgomery Aviation  
Andrea Montgomery, Montgomery Aviation  
Carl Winkler, Montgomery Aviation  
Matt Evans, Montgomery Aviation  
John Brooks, Earth Excavating  
Brad Beaver  
Ramon VanSickle  
Kim Rauch, Recording Secretary

Approved

Attest

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Tom Kapostasy, President

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Kim Rauch, Secretary

Date \_\_\_\_\_

Date \_\_\_\_\_